



# Minutes

## **NORTHVILLE COLONY ESTATES III-IV-V HOMEOWNERS ASSOCIATION MEETING Wednesday December 11, 2024, 7:00 PM**

- 1. Meeting called to order & Quorum**
  - a. Entire board of directors and attorney J. Corriveau present, 20 residents in attendance.**
- 2. Approval of May 8, 2024 meeting minutes, available on website**
  - a. Approval of minutes passed.**
- 3. Northville Township Deputy Fire Chief- Brent Siegel Safety Presentation**
  - a. Grew up in Northville**
  - b. 80% of NTFD calls are medical calls**
  - c. Li-ion battery fire with yard tool occurred on Appleby Lane.**
  - d. Recommends that residents:**
    - i. Not use extension cord for chargers.**
    - ii. Use only OEM chargers.**
    - iii. Inspect equipment for damage, which can indicate battery inside was subject to impact.**
    - iv. Stick to well known manufacturers that make quality products, and to stay away from cheap inexpensive products.**
    - v. Good to take battery off of charger once done charging.**
    - vi. No EV battery fires have occurred in Twp yet.**
    - vii. Completely replace smoke alarms every 10 years.**
    - viii. Make sure you also have CO alarms.**
    - ix. Keep Christmas tree watered.**
- 4. Volunteer Recognition**
  - a. Bob Tripi- Website**
  - b. Pam Csatari- Parks, Recreation and Grounds. Present for recognition.**
  - c. Clancy Horgan- Social Committee**



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d. Matt Hocking- Past President/Board Member

## 5. Officers' reports

a. President (Jim Petre)

- i. **Beautiful Parks of 14 acres are heavily used.**
- ii. **If interested, go to Nature Conservancy for more info on GFL landfill expansion north of 6 Mile Rd. Landfill south of Six Mile will be sun-downed in 5 – 7 years, which GFL is replacing with new site.**
- iii. **Sump pump discharge. Twp ordinance is that pumps must be connected to sewer.**

b. Vice President (Jamie Verble)

c. Secretary (Steve Fabinski)

d. Property and Assets (Joseph Carroll)

- i. **Lawn and snow removal service quality is excellent, with fee amounts maintained for 2025.**
- ii. **Adding salt coverage would be \$10k – \$15k/year, too burdensome of an expense for HOA.**
- iii. **Snow depth threshold for plowing improved from 1.5”2.0” to 1.0”.**
- iv. **We can override NOAA snow depth data based on our observations.**
- v. **Snow plowing must happen during snow storm and no later than one hour after snow event.**

e. Treasurer (Bob Veres)

- i. **Cyber insurance coverage added this year,**
- ii. **Recommend early mail out of 2025 dues.**
- iii. **Thanks to Bob for all of his efforts and tireless work.**

## 6. Committee Chairperson Reports

a. Website (Bob Tripi)

b. Parks, Recreation, and Grounds (Pam Csatari)

- i. **Major clean-up in front entrance.**
- ii. **New tree planted in park near Weatherfield.**
- iii. **2025 may see additional trees or targeted improvement zone such as an island.**

c. Social (Clancy Horgan)

## 7. Transaction of old/new business



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a. Review 2024 Financials/2025 Budget

- i. **Overview of 2025.**
- ii. **5-year budgetary plan within acceptable range through 2027.**
- iii. **Financials to be emailed out to interested residents after first of year.**
- iv. **Question posed about how legal expenses will be absorbed without defendant re-imbursement.**
- v. **Technical question re: lawsuit from resident was posed to attorney and was subsequently fielded by J. Corriveau.**
- vi. **Motion to delay approval of 2024 Budget pending completion of lawsuit was made and seconded. Motion failed on voice vote.**
- vii. **2024 budget approved by voice vote.**

**8. Questions/Comments**

- a. **Question: Is attorney paid to be present in membership meeting? Answer: Yes.**
- b. **Comment: Many dogs not leashed in park. Web-site and newsletter will encourage adherence to township leash law.**

**9. Election of Board Officers.**

- a. **2025 officers elected with following vote totals: Petrie 42, Verble 42, Carrol 43, Veres 43, Fabinski 43**

**Adjournment**